



Staff Summary Report

Council Meeting Date: 02/13/03

Agenda Item Number: 15

SUBJECT: This is the second public hearing for Crossroads Office Project to modify condition #14 of a previous City Council approval in 1986, located at 1716 East McNair.

DOCUMENT NAME: 20030206dsrh05

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold the second public hearing for **CROSSROADS OFFICE PROJECT** (Olga Trust, Dr. Lydia Garrett, Mgr., Property Owner) **#SBD-2003.09** for an Amended Final Subdivision Plat to modify condition #14, relating to a 25' private common driveway approved by City Council on May 22, 1986, #SBD-86.29, a subdivision consisting of 18 lots.

Previous Condition of Approval, #14:

A 25' private common driveway shall be provided between Lots 12 and 13, Lots 14 and 15, and Lots 16 and 17. Driveways shall be reflected as easements on the Final Plat prior to City Council action. Driveways shall be limited to these locations.

PREPARED BY: DeeDee (D²) Kimbrell (480-350-8438)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO: The applicant is requesting approval for a driveway location that is not allowed by the recorded plat and original City Council conditions of approval. Staff believes that in order to preserve and enjoy substantial property rights for the proposed office development an additional driveway location is needed. Therefore, staff supports this request and recommends that City Council modify the original condition of approval and approve the letter of correction for the final plat of the Crossroads Office Park. To date, no public input has been received. **Note: The first public hearing for this request was held on February 6, 2003.**

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description / Comments
 3. Reason(s) for Approval / Conditions of Approval

- A. Location Map
- B. Site Plan
- C. Letter of Explanation/Intent
- D. Recorded Plat (12/86)
- E. City Council Conditions of Approval (5/22/86)
- F. Aerial

HISTORY & FACTS:

May 22, 1986.

City Council approved the Final Subdivision Plat for the Crossroads Office Park.

August 28, 2002.

Board of Adjustment approved the request for the following variances:

- a. Variance to allow parking to encroach into the front yard setback.
- b. Variance to allow one substandard size landscape size landscape parking island at the northeast corner of the building.
- c. Variance to allow retention area to occupy more than 67% of the on-site street frontage landscape area.
- d. Variance to allow increase in roof height from 15' to 20'.
- e. Variance to reduce required on-site parking from 17 spaces to 10 spaces.

September 4, 2002.

Design Review Board approved the site plan, building elevations and landscape plan for Crossroads Office Project located at 1716 East McNair Drive in the RO, Residential Office District.

February 6, 2003.

City Council held their first public hearing for an Amended Final Subdivision Plat to modify condition #14, relating to a 25' private common driveway approved by City Council on May 22, 1986, #SBD-86.29, a subdivision consisting of 18 lots.

DESCRIPTION: Owner – Olga Trust, Dr. Lydia Garrett
Applicant – The Tektone Company, Steven Preuss
Engineer – Koegh Engineering, Dennis Koegh
Existing zoning – RO, Residential Office

COMMENTS: On May 22, 1986, City Council approved the subdivision plat for the Crossroads Office Park. However, Lot 12, referred to in condition #14, was changed to Lot 11 with the recordation of the final plat. The requested modification will result in the elimination of Lot 12 (Lot 11) from the condition #14 and from note #8 on the final plat.

The project site, Lot 12 (Lot 11) of the Crossroads Office Park is irregular shaped and is located between two existing office developments. The site layout is unusual in that the driveway access easement is shared with the lot to the east and will be used to access only one parking space on Lot 12 (Lot 11). A separate driveway and parking area on the west side of Lot 12 (Lot 11) provides the remainder of the parking requirement.

The applicant is requesting approval for a driveway location that is not allowed by the recorded plat and original City Council conditions of approval. Thus, the reason for the amendment to the subdivision plat note #8 and City Council condition of approval #14, which states, a "25' private common driveway shall be provided between Lots 12 (Lot 11) and 13 (Lot 12), Lots 14 (Lot 13) and 15 (Lot 14), and Lots 16 (Lot 15) and 17 (Lot 16). Driveways shall be reflected as easements on the Final Plat prior to City Council action. Driveways shall be limited to these locations."

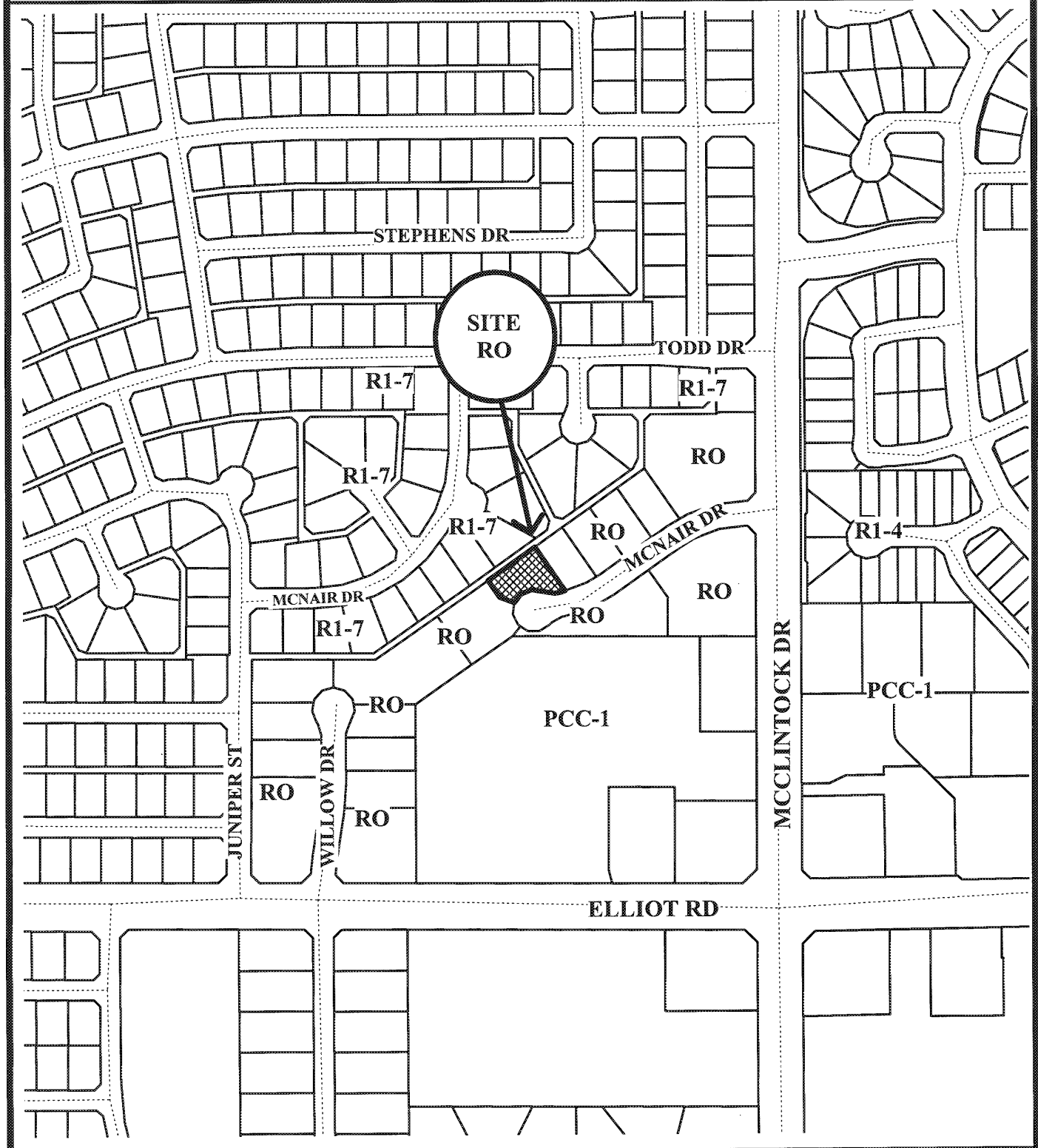
Due to the irregular shape of the lot, staff believes this request is justified. The project appears to function in an acceptable manner and should have no detrimental effects on adjacent properties. In order to preserve and enjoy substantial property rights for the proposed office development an additional driveway location is needed. Therefore, staff supports this request and recommends that City Council modify the original condition of approval and approve the letter of correction for the plat of the Crossroads Office Park.

REASON(S) FOR

- APPROVAL:** 1. The project appears to function in an acceptable manner and should have no detrimental effects on adjacent properties.

**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The Certificate of Correction to eliminate Lot 11 from note 8 on the Crossroads Office Park Plat shall be recorded with Maricopa County Recorder's Office prior to the issuance of permits.
4. The Certificate of Correction to eliminate Lot 11 from note 8 on the Crossroads Office Park Plat shall be put into proper format and recorded with the Maricopa County Recorder's Office **on or before February 13, 2004**. Failure to record the document within one year of Council approval shall make the amendment null and void.

CROSSROADS OFFICE PROJECT**SBD-2003.09****A**

The Tektone Company®
Architectural Drafting Services®

6915 E. Main, Suite 203, Mesa, AZ 85207
Ph: (480) 357-1858 Fax: (480) 357-1859

2 Dec. 02

City of Tempe
31 East 5th Street
Tempe, Arizona 85281

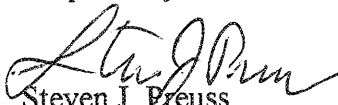
Ref: Revised Plat for Crossroads Office Project

Dear MS. Kimbrell:

This letter is to formally request the city council to approve a Certificate of Correction to eliminate lot 11 from note 8 on the Crossroads Office Park plat. I have attached a copy of a variance request submitted last year in support of this request.

If you have any questions, please call me at your convenience.

Respectfully submitted,


Steven J. Preuss
Owners agent

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The Tektone Company
Architectural Drafting Services
6915 E. Main, Suite 203, Mesa, AZ 85207
Ph: (480) 357-1858 Fax: (480) 357-1859

April 4, 2001

Hearing Officer/Board of Adjustment
City of Tempe
115 E. 5th Street, Suite #1
Tempe, AZ 85281

COPY

Ref: 2 variance requests

Dear Sir:

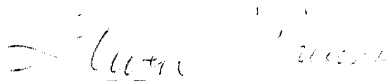
The property located at 1716 E. McNear was created in 1986 with the recording of "The Crossroads Office Park" subdivision. The size of lot 11 is 12,606 square feet, and has an allowable lot coverage of 35%, or 4,412 square feet of building. The lot configuration, however, will not allow sufficient parking for even half the allowed building size.

For the owner to have a financially viable project, she is requesting two variances. One variance is for a parking encroachment into the front yard setback. The encroachment is an irregular shaped area approximately 10 inches wide by 17 feet long. The other variance is for a reduced parking island located on the northeast corner of the building. The reduction is from a 7 feet wide to a 4 foot 6 inches wide parking island. The reduced island will be landscaped. The island on the other side of the single parking space is fully landscaped per city requirements.

Without the requested variances, the building size would have to be reduced to more than half the allowable. This would make the site commercially unsuitable for development.

If you have any questions, please call me at your convenience.

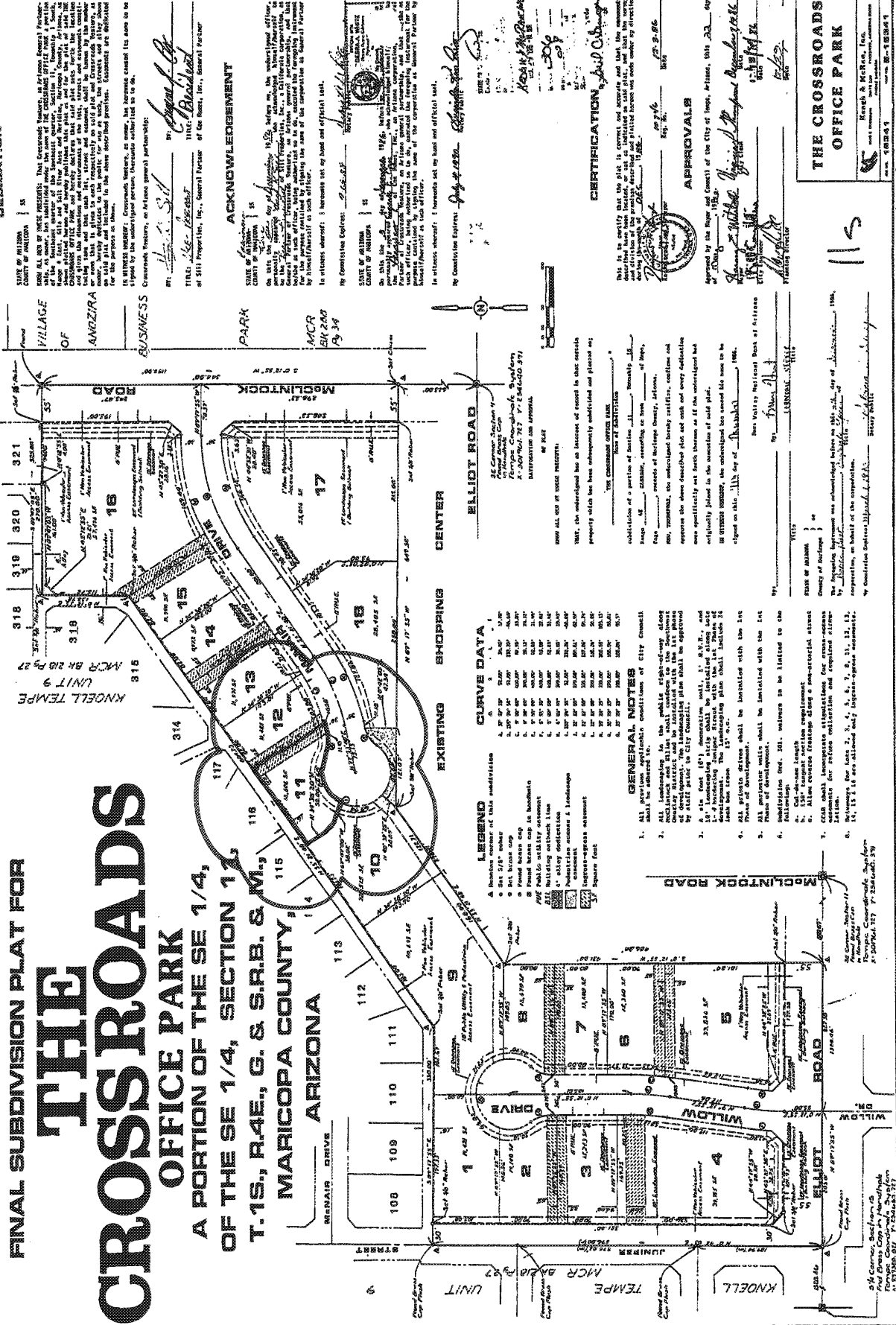
Respectfully submitted,


Steven J. Preuss
Owners agent

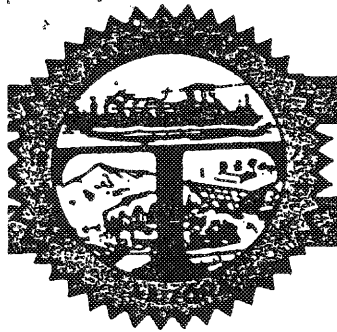
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THE CROSSROADS

RESUME



RECORDED PAT



CITY OF TEMPE

P.O. Box 5002

Tempe, Arizona 85281

(602) 967-2001

MAY 27, 1986

Gene Cox
The Crossroads Ventures/Cox Homes, Inc.
10820 N. Cave Creek, #A
Phoenix, AZ 85020

Re: SBD-86.29

Dear Mr. Cox:

At their regular meeting of May 22, 1986, the Tempe City Council approved the request of THE CROSSROADS VENTURES/COX HOMES, INC. for a Final Subdivision Map for The Crossroads Office Park consisting of 19 lots on 11.5 net acres located 1320' west of the NWC of McClintock and Elliot road (File Address - 1600 E. Elliot Road).

The approval was subject to the following conditions:

1. a. Public Works Department approval of all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants.
 - (2) Sewer lines.
 - (3) Storm drains.
 - (4) Roadway improvements including curb, gutter, and 8' wide bikepath or 5' wide sidewalk.
- c. Fees to be paid with the approval of this project include:
 - (1) Water and sewer development fees.
 - (2) Street light investment costs.
 - (3) Water and/or sewer participation charges.
 - (4) Inspection and testing fees.

WILLIAM J. REAM, Vice Mayor
DON CASSANO, Councilman
PATRICIA A. HATTON, Councilman

HARRY E. MITCHELL, Mayor
JAMES L. ALEXANDER, City Manager

WILLIAM J. LOPIANO, Councilman
ROWLAND G. OONK, Councilman
FRANK PLENCNER, Councilman

E

2. a. Full arterial street dedication shall be made within six (6) months of Council approval and shall be reflected on the subdivision map prior to recordation.
b. Full arterial street improvements on all lands covered by this request must be installed prior to the issuance of any occupancy permits for the first phase of development. Details shall be approved by the Public Works Department.
3. CC&R's shall be approved by the City Attorney's Office and the Community Development Director prior to recordation of the plat. Any proposed future amendments shall also require approval by the City Attorney's Office. CC&R's shall incorporate stipulations for cross access easements for trash collection and required circulation if need be.
4. A Preliminary hydrology study shall be reviewed by the Public Works Department prior to City Council action.
5. All previous applicable conditions of City Council shall be adhered to.
6. All conditions of approval not shown on plan shall be listed on the Final plat prior to recording.
7. A one foot (1') N.V.E. shall be required for Lots 17 and 18 along McClintock Drive, and Lots 5 and 6 along Elliot Road. The N.V.E. shall be reflected on the Final Plat prior to Council action.
8. A 25' on-site landscape strip shall be provided on Lots 17 and 18 along McClintock Drive, and Lots 5 and 6 along Elliot Road with no buildings or parking. The landscape strip shall be reflected on the Final Plat prior to Council action.
9. All landscaping in the public right-of-way along McClintock and Elliot shall conform to the Southwest Overlay District and be installed with the 1st phase of development. The landscaping plan shall be approved by staff prior to City Council.
10. All common areas within the subdivision shall be reflected on the final plat prior to City Council.
11. A six foot (6') decorative wall, 1' N.V.E., and 10' landscaping strip shall be installed along Lots 1-5 bordering Juniper Street with the 1st Phase of development. The landscaping plan shall include 24 inch box trees, 15' o.c. and shall be approved by staff prior to City Council action on the Final Plat.

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12. A maintenance agreement for the reverse frontage landscaping along Juniper Street shall be provided for in the CC&R's.
13. A 25' private common driveway shall be provided between Lots 2 and 3, Lots 4 and 5, Lots 6 and 7, and Lots 8 and 9. Driveways shall be reflected as easements on the Final Plat prior to City Council action. Driveways shall be limited to these locations.
14. A 25' private common driveway shall be provided between Lots 12 and 13, Lots 14 and 15, and Lots 16 and 17. Driveways shall be reflected as easements on the Final Plat prior to City Council action. Driveways shall be limited to these locations.
15. All private drives shall be installed with the 1st Phase of development.
16. All perimeter walls shall be installed with the 1st Phase of development.
17. Subdivision Ord. 381. waivers to be limited to the following:
 - a. Cul-de-sac length
 - b. 150' tangent section requirement
 - c. Allow reverse frontage along a non-arterial street
18. The Final Plat shall reflect the correct general data, prior to City Council action.
19. Plat to be in final format prior to City Council action.
20. Drainage easements shall be shown and dedicated on Final Plat prior to recordation.
21. The 25' private driveway easement for the above listed lots shall be extended to the rear property line.
22. Public utility and pedestrian access easements on lots 10 and 11 shall be increased to 18'. Revisions shall be reflected on Final Plat prior to recordation.
23. Two notes shall be added to Final Plat prior to recordation:
 1. CC&R's shall incorporate stipulations for refuse collection and required circulation.
 2. Driveways for lots 2-4, 7-9 and 13-16 are allowed only in ingress-egress easements.
24. Wall offset on Lot #2 to be eliminated. Details to be approved by staff prior to installation.

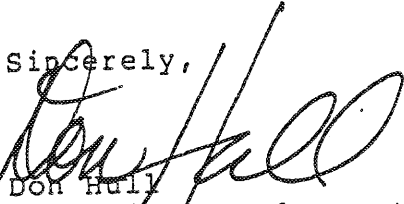
After compliance with the above conditions, the required copies of the Final Subdivision Map (two double-matte photo mylars), with conditions and variances listed, should be signed by the necessary parties and forwarded to our office. Also send a check made payable to the Maricopa County Recorder, for final processing and recording. (For fee charge, please check with one of our Planning Aides.)

After recording the map, you are required, as per Ordinance 381, to furnish the City of Tempe with the following prints of the recorded map:

- 3 - Full Size Bluelines
- 2 - Xerox Copies (8 1/2" x 14")
- 5 - Reduced Photo Positives (8 1/2" x 14")
- 1 - Full Size Photo Mylar

This may be done either by you or the City of Tempe. Please contact the Planning Division if you decide to have these prints made yourself, otherwise you will automatically be billed by a Blueprint Company for approximately \$65.00.

Sincerely,

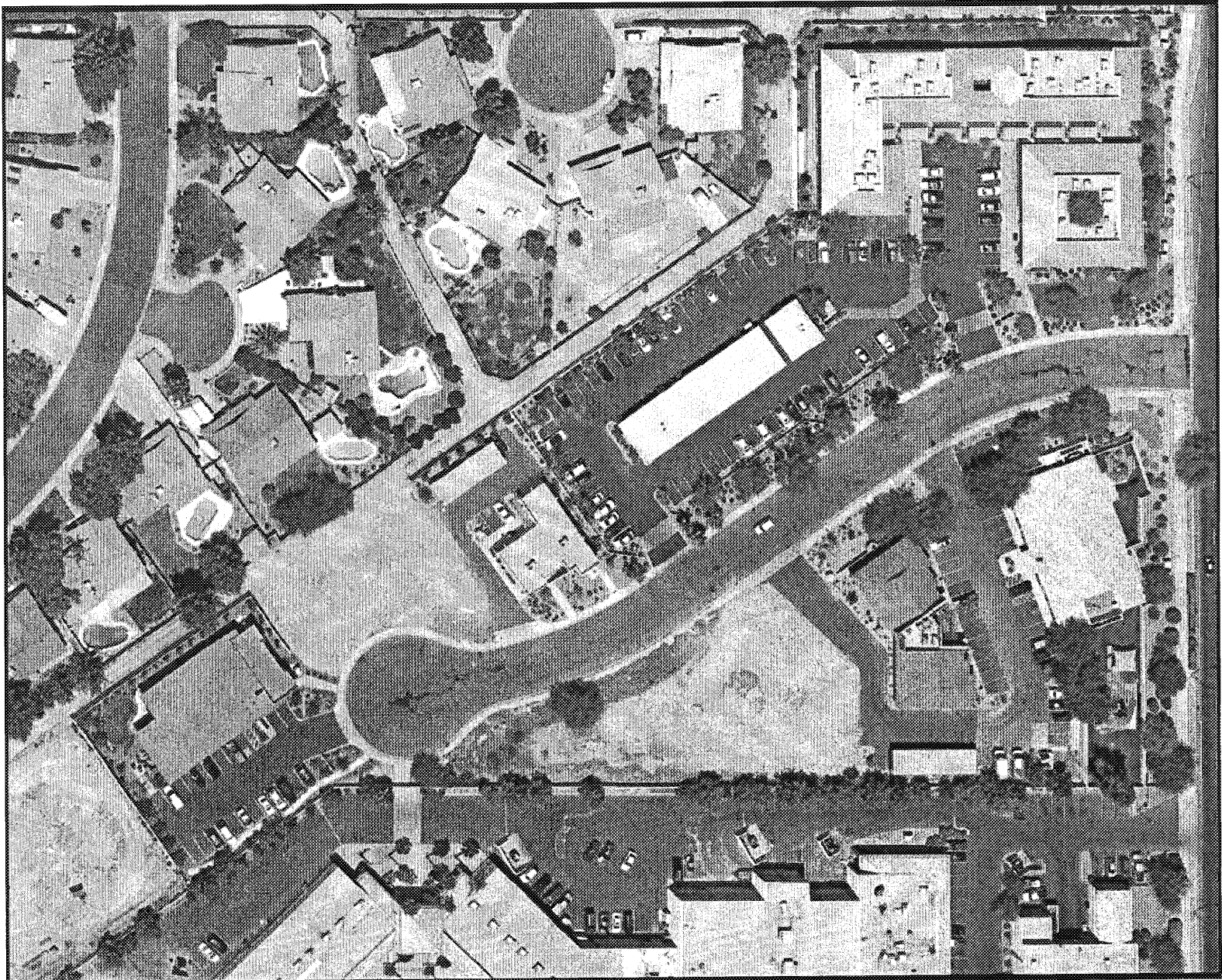


Don Hull
Community Development Director

DH:jrh

cc: File No. SBD-86.29
Keogh & McRae, Inc.
Building Safety Department
Public Works Department
Engineering Department
Traffic Engineer
Real Estate Officer

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